

TO LET

Retail Unit

Unit 3, 17F South Gyle Crescent, Edinburgh, EH5 1PN

CLOSING DATE - 12 noon on Wednesday 14th MAY 2025



Location

This prominent retail unit is situated on South Gyle Crescent within an established business park environment. South Gyle Business Park is adjacent to Edinburgh Park providing 1.2 million sq ft of occupied office space and in excess of 20,000 people within a 10 minute walk of the subject property.

South Gyle Business Park is located approximately six miles west of the city centre. The location benefits from close proximity to the A720 Edinburgh City Bypass which provides direct access to the A8 (Edinburgh International Airport five minutes drive time), M8, M9 and A90/M90. South Gyle and Edinburgh Park railway stations are both in close proximity to the property and provide regular services to Edinburgh's city centre and beyond.

Description

This mid-terrace retail premises comprises an open plan sales area with additional storage / staff and toilet facilities to the rear.

The property features a fully glazed frontage with electric roller shutter security.

Accommodation

The NIA of the property extends to 106 sq m (1,140 sq ft).

Rateable Value

We have been verbally advised by Lothian Valuation Joint Board that the rateable value of the subject is £16,200 per annum. Further details can be obtained from the Assessor on (0131) 344 2500 or alternatively www.saa.gov.uk.

Planning

The premises benefit from a Class I business use as defined in the Town and Country Planning (Use Class) (Scotland) Order 1997, which broadly includes offices, light industrial and research and development. Uses which involve maintenance, storage or servicing of vehicles will not be permitted.

Applicants must satisfy themselves as to any planning requirements relating to their proposed use by contacting the Council's Planning Section at Waverley Court, 4 East Market Street, Edinburgh, EH8 8BG. They can also be contacted by telephone on 0131 529 3550 or emailed at planning@edinburgh.gov.uk.

Services

Mains drainage, water and electricity are installed and all charges for such services will be the responsibility of the tenant.

Terms

The accommodation is offered on a full repairing and insuring basis (FRI) for a negotiable period of time. The Council will insure the property and the premium will be recoverable from the tenant. A service charge will be payable for upkeep of common services including landscaping in the wider estate.

Rent

Offers in excess of £19,000 are invited - exclusive of VAT, rates and service charges.

Fees

In accordance with the standard practice, the ingoing tenant will be responsible for the Council's reasonable legal fees and expenses in connection with the transaction as well as stamp duty, if applicable, and Registration dues. In addition, the tenant will be responsible for the Council's Corporate Property costs.

EPC

The property is currently being assessed.

Viewing and Further Information

For further information or to arrange a viewing please contact either Andrew McCurrach or Bobby Nwanze on andrew.mccurrach@edinburgh.gov.uk bobby.nwanze@edinburgh.gov.uk

Details for submitting offers

- 1 Notes of interest should be registered with the Council's surveyor using the contact details above in order that interested parties may be advised of a closing date.
- 2 When a closing date is set all offers must be received by 12 noon on the closing date. The Council will not accept late offers under any circumstances.
- 3 Offers must be submitted using an Offer to Let Form (attached) and sent by email to commercial.property@edinburgh.gov.uk. The subject line of the email should state 'Closing Date Offer - Unit 3 17F South Gyle Crescent' to ensure it is recorded as a formal offer. No emails will be read until the closing date has passed.
- 4 An email acknowledgement will be issued on receipt of the offer. You are responsible for confirming the offer has been safely received, and we recommend doing so a minimum of 24 hours prior to the closing date
- 5 Hand delivered offers and offers by post will not be accepted
- 6 The Council does not bind itself to accept the highest or any offer.
- 7 Prior to submitting an offer, you are strongly recommended to take appropriate professional advice.
- 8 The successful bidder will require to provide sufficient proof of identity within a reasonable timeframe prior to entering into any legal agreement in order to comply with money laundering regulations.



You can get this document on tape, in Braille, large print and various computer formats if you ask us. Please contact ITS on 0131 242 8181 and quote reference number 12-0913. ITS can also give information on community language translations. For additional copies in English, please phone 0131 316 5070.

These particulars do not form any part of any contract and none of the statements in them regarding the property is to be relied upon as a representation of fact.

Any intending purchaser must satisfy themselves by inspecting or otherwise, as to the correctness of each of the statements contained in these particulars.

In accordance with the terms of the Requirements of the Writing (Scotland) Act 1995, these particulars are neither intended to create nor be relied upon as creating any contractual relationship or commitment. Any contract shall only be entered into by way of an exchange of missives between respective solicitors.